

Annual Census Report
For
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois

Year Ending June 30, 2019

October 30, 2019

FINAL

The Glen (TIF District) Census (As of June 30, 2019)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project for 2019. This information includes a brief history of the project, an explanation of how data was collected and a summary of the received responses.

Historical Background

In 1995, the Village of Glenview Board of Trustees approved a Consensus Reuse Plan (CRP) for the Glenview Naval Air Station (GNAS) that was announced for closure in 1993. As a key goal of the redevelopment of this land, the CRP stated that “Units of local government should not be negatively impacted by GNAS redevelopment and should have the financial resources to maintain the community’s current high level of service.” To facilitate this goal the Village established the Tax Increment Financing District (TIF) in 1998. The TIF revenue is used to pay for TIF District expenditures, including annual Make-Whole Payments to six core jurisdictions that are within The Glen TIF District (Glenbrook High School District 225, Glenview School District 34, Northbrook/Glenview School District 30, Glenview Park District, Glenview Public Library and the Village of Glenview). The Make-Whole Payments are based on student enrollment for the school districts and The Glen resident population for the other three jurisdictions. Therefore, the Village of Glenview conducts The Glen TIF Census annually.

2019 Census Process

The Village performs the census taking in-house and has contracted with Lauterbach & Amen, LLP (L&A) to perform the reporting function. In 2016, the Village of Glenview signed a contract with L&A for the continuation of reporting services through 2020. The process the Village followed for the census taking is outlined in the steps listed below.

Initial Mailing

In early June 2019, the Village of Glenview sent out a letter to all residences within eleven subdivisions/complexes located in The Glen: Cambridge, Concord, Chapel Crossing, Southgate, Tower Crossing, Aloft Apartments, Glenshore Condos, Patriot Commons, Regency, Westgate, and Navy Townhomes. The purpose of the letter was to explain the Census taking process, and provide residents the opportunity to complete a census survey form. This form allowed for residents to report the number of adults and children within their homes, designate their children’s ages and if applicable, indicate what school they will be attending in Fall 2019. Responses could be sent to the Village the following ways:

- Mailed through a pre-stamped envelope
- Emailed to TIFCensus@glenview.il.us
- Submitted through an online survey (Constant Contact)
- Called in – results were recorded by Village staff

Second Mailing

The Village sent a second mailing in early July to the homes that had not yet responded. While the second mailing did result in a higher response rate, it was determined that additional responses would need to be gathered via door-to-door canvassing.

Census Canvassing

Prior to canvassing homes, the Village of Glenview had received 1,086 total responses (excludes the non-accessible residential communities listed below). On August 10th and August 17th, Village staff visited residences that had not yet provided a response.

Following canvassing, the Village of Glenview had a total of 2,040 replies, resulting in an 88.24% response rate.

Non-Accessible Residential Communities

The Glen is home to three senior living communities and one apartment complex. As these residential units are not accessible by the public, the Village of Glenview worked with the management company for each community for their statistics.

The three senior living communities, Vi at the Glen, Chestnut Square and Thomas Place, were contacted individually and asked to complete a census survey form in order to outline the total number of adults living in these areas. Additionally, these communities were asked to provide information about occupancies and vacancies. These numbers were recorded and entered into the overall received response rate.

The Aloft Apartments management company was directly contacted and provided only the occupancy and vacancy information, but not specific demographic data. Village staff believes that since there are a low number of school-aged children living in the Aloft Apartments, data obtained from the survey replies and school district enrollment information could be used to estimate the number of residents and children.

Vacancies

The vacancies are results from actual vacancy responses and a review of popular home-listing websites Zillow and Realtor.

Data Collected

All data collected was sent to L&A in its original form in order to ensure data was recorded in an accurate manner. Once all data was provided to L&A, a report was drafted as per the scope of work agreement and was provided to Village staff in a draft form for review.

L&A identified 2,472 homes, of which 2,312 were occupied residences that were included in the census. Of the 2,312 occupied residences, 2,040 replied and 272 did not reply after the numerous attempts to obtain data. This calculates to 88.24% of the residences responding and 11.76% that did not reply.

L&A used a census “average” for each subdivision to factor in the 272 residences that did not respond. The “average” estimates were then added to the totals received for the 2,040 residences that did respond to the census to establish the final figures for an “Adjusted” total census.

Therefore, figures presented in the remainder of this document reflect the “Adjusted” total.

There were 22 short-term lease apartments, plus eight actual vacancies as reported by Aloft’s management company, that were counted as vacant and not included in the “adjusted totals” calculations.

The results were tabulated based on the three classifications of subdivisions: (1) privately owned or rented single and multi-family units: Chapel Crossing at The Glen, Concord at The Glen, Cambridge at The Glen, Southgate on The Glen, Patriot Commons at The Glen, Regency at the Glen, Aloft at The Glen Tower Center, Tower Crossing at The Glen, Glenshore Condos, and Westgate at The Glen; (2) Navy town homes and (3) Senior housing: Vi at The Glen, Chestnut Square at The Glen and Thomas Place.

2019 Observations Regarding Children Living in The Glen

This year the Census counted 2,472 homes of which 2,312 were occupied. In the occupied homes there are 5,506 residents, of which 1,204 were children.

This year 969 children from The Glen are enrolled in schools, which is down from last year’s 1,036. Of the 969, there are 151 that are enrolled in non-public schools, or about 15.58% of the total. This percentage is generally between 4% and 8% for most suburban communities. If this non-public school attendance trend continues, about 15% - 20% of the Pre-K children, ages 0-5 (not in school yet), will attend non-public schools.

The following tables reflect the final data tabulations for residents that resided in The Glen as of June 30, 2019.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2019 Total	2018 Total
# of Adults	3,312	778	212	4,302	4,241
# of Children (Birth-12th grade)	1,141	0	63	1,204	1,304
Total Number of Residents	4,453	778	275	5,506	5,545

TABLE 2
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
# of Adults	423	353	670	487	297	204	289	201	49	212	339	160	415	203	4,302	4,241
# of Children (Birth-12th grade)	193	172	303	171	68	28	102	10	4	63	90	0	0	0	1,204	1,304
Total Number of Residents	616	525	973	658	365	232	391	211	53	275	429	160	415	203	5,506	5,545

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft **	Glenshore	Navy	Westgate	Chestnut Square ***	Vi ***	Thomas Place ***	2019 Total	2018 Total
Total Homes	169	143	300	244	154	125	150	181	33	112	171	167	379	144	2,472	2,446
Occupied Homes	166	137	291	238	143	121	148	151	33	110	170	145	315	144	2,312	2,342
Vacant	3	6	9	6	11	4	2	30	0	2	1	22	64	0	160	104
No Reply/Refusals	16	22	19	43	21	31	43	0	8	53	16	0	0	0	272	225
# of Replies	150	115	272	195	122	90	105	151	25	57	154	145	315	144	2,040	2,117
% of Replies*	90.4%	83.9%	93.5%	81.9%	85.3%	74.4%	70.9%	100.0%	75.8%	51.8%	90.6%	100.0%	100.0%	100.0%	88.24%	90.39%

*Percent of replies is computed by dividing replies by the number of occupied homes.

**Aloft Apartments had 22 “short-term lease” apartments that are included in the vacant count, as the vacancies may occur several times during one year.

***The Senior housing replies came from information from management of Chestnut Square, Vi and Thomas Place.

TABLE 4
Itemized Details about Children in The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>Not enrolled in school</i>	11	18	47	27	13	12	48	1	3	19	36	0	0	0	235	268
<i>Enrolled in Public School</i>	148	141	209	122	40	13	47	9	0	42	47	0	0	0	818	885
<i>Enrolled in Non-Public School</i>	34	13	47	22	15	3	7	0	1	2	7	0	0	0	151	151
Total Number of Children	193	172	303	171	68	28	102	10	4	63	90	0	0	0	1,204	1,304

TABLE 5
Children Not Enrolled in School (Birth through Age 5)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>Under Age of 1</i>	2	2	6	2	1	3	13	1	0	6	4	0	0	0	40	38
<i>Age 1</i>	0	5	13	9	1	1	11	0	1	0	9	0	0	0	50	50
<i>Age 2</i>	2	2	2	5	6	3	16	0	2	4	10	0	0	0	52	50
<i>Age 3</i>	2	4	10	5	2	1	3	0	0	7	3	0	0	0	37	64
<i>Age 4</i>	5	5	16	6	3	4	4	0	0	2	10	0	0	0	55	60
<i>Age 5 - not in school yet</i>	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	6
Total Number of Children Not Enrolled in School	11	18	47	27	13	12	48	1	3	19	36	0	0	0	235	268

TABLE 6
Children Enrolled in Public School - School District #34 (Grades K - 8)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>Westbrook Elementary K - 2</i>	11	19	20	20	12	5	20	2	0	3	11	0	0	0	123	119
<i>Lyons Special Ed K</i>	0	0	0	0	0	2	0	0	0	1	0	0	0	0	3	0
<i>Henking Special Ed K - 2</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>Glen Grove Elementary 3 - 5</i>	14	22	23	31	7	4	7	3	0	12	7	0	0	0	130	148
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
<i>Pleasant Ridge Elementary 3 - 5</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Springman Special Ed 6 - 8</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Attea Junior High 6 - 8</i>	41	30	43	27	9	1	11	1	0	14	7	0	0	0	184	206
<i>Lyon Elementary</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>Madison</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total - Enrolled in SD #34 (K - 8)	66	72	86	78	28	12	38	6	0	31	25	0	0	0	442	482

TABLE 7
Children Enrolled in Public School - School District #225 (Grades 9 - 12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>Glenbrook South High School 9 - 12</i>	82	69	123	44	12	1	9	3	0	11	22	0	0	0	376	403
Total - Enrolled in SD #225 (9 - 12)	82	69	123	44	12	1	9	3	0	11	22	0	0	0	376	403

TABLE 8
Children Enrolled in Public School (Grades K - 12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>School District #34 K - 8</i>	66	72	86	78	28	12	38	6	0	31	25	0	0	0	442	482
<i>School District #225 9 - 12</i>	82	69	123	44	12	1	9	3	0	11	22	0	0	0	376	403
Total - Enrolled in Public Schools (Grades K - 12)	148	141	209	122	40	13	47	9	0	42	47	0	0	0	818	885

TABLE 9
Children Enrolled in Non-Public Schools (Grades K - 12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>Countryside Montessori</i>	0	0	1	0	0	0	1	0	0	0	2	0	0	0	4	2
<i>Our Lady of Perpetual Help</i>	8	3	17	1	6	0	2	0	0	0	2	0	0	0	39	47
<i>Christian Heritage School</i>	3	0	1	2	1	0	2	0	0	0	1	0	0	0	10	9
<i>Saint Catherine School</i>	0	0	3	1	3	1	0	0	0	1	0	0	0	0	9	7
<i>Sager Solomon Schechter</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2
<i>Loyola Academy</i>	4	2	9	3	0	0	1	0	0	0	0	0	0	0	19	21
<i>Science & Arts Academy</i>	3	2	5	0	0	0	0	0	0	0	0	0	0	0	10	10
<i>North Shore Country Day School</i>	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	3
<i>Crème de ka Crème</i>	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	2
<i>Cove</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>St. Norbert</i>	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	3
<i>Embers Academy</i>	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	2
<i>Glenview New Church School</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Children's Learning Path</i>	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
<i>Rochelle Zell High School</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Notre Dame</i>	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
<i>Willows</i>	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
<i>Ronald Knox Montessori</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Paradise Academy</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Open Arms</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>St. Davids</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>The Orme School of Arizona</i>	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1
<i>Little Hands</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Lake Forest</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Not Identified/Adjusted Factor</i>	12	3	7	12	3	2	0	0	1	1	0	0	0	0	41	26
Total - Enrolled in Non-Public Schools (Grades K - 12)	34	13	47	22	15	3	7	0	1	2	7	0	0	0	151	151

TABLE 10
Children Enrolled in Public School (Grades K - 12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>K</i>	1	6	6	2	6	1	6	0	0	0	3	0	0	0	31	22
<i>1</i>	8	11	6	10	1	0	7	1	0	2	6	0	0	0	52	48
<i>2</i>	2	2	8	7	5	6	7	1	0	2	3	0	0	0	43	51
<i>3</i>	3	7	8	9	2	0	4	0	0	9	2	0	0	0	44	41
<i>4</i>	3	7	9	16	4	1	2	2	0	2	2	0	0	0	48	53
<i>5</i>	8	8	6	7	1	3	1	1	0	2	2	0	0	0	39	57
<i>6</i>	9	8	11	9	2	0	6	0	0	5	4	0	0	0	54	72
<i>7</i>	17	10	14	12	6	1	3	1	0	2	2	0	0	0	68	64
<i>8</i>	15	12	18	6	1	0	3	0	0	6	1	0	0	0	62	74
<i>9</i>	15	17	24	7	0	0	4	0	0	0	2	0	0	0	69	84
<i>10</i>	16	12	31	15	3	1	1	1	0	2	7	0	0	0	89	114
<i>11</i>	30	18	33	10	4	0	0	1	0	6	10	0	0	0	112	111
<i>12</i>	21	23	35	12	5	0	3	1	0	4	3	0	0	0	107	94
Total - Enrolled in Public School (K - 12)	148	141	209	122	40	13	47	9	0	42	47	0	0	0	818	885

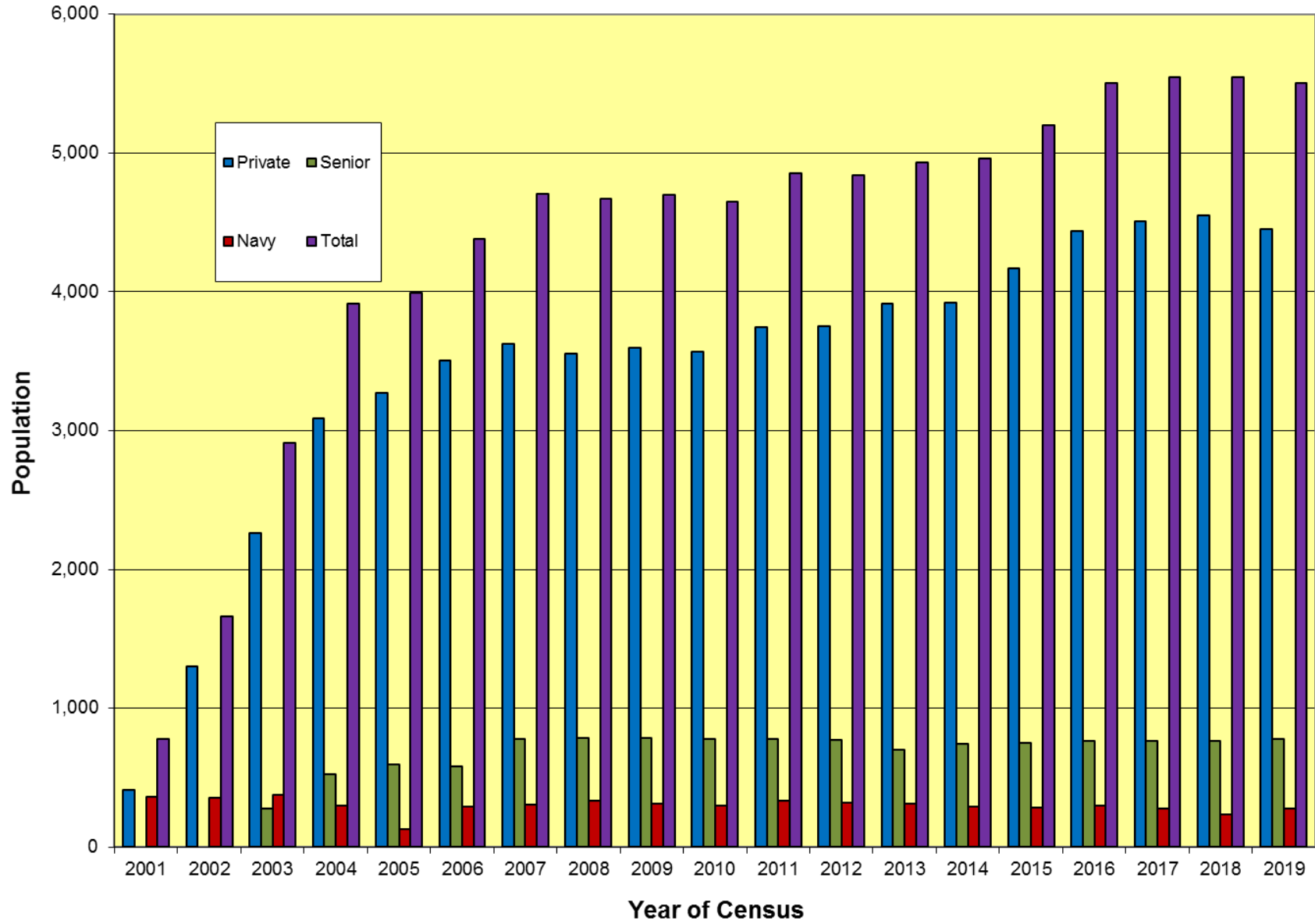
TABLE 11
Children Enrolled in Non-Public School (Grades K - 12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2019 Total	2018 Total
<i>K</i>	1	1	4	2	2	0	3	0	0	0	2	0	0	0	15	18
<i>1</i>	0	2	2	1	0	0	1	0	0	0	1	0	0	0	7	3
<i>2</i>	0	0	1	1	2	1	0	0	0	0	0	0	0	0	5	14
<i>3</i>	2	0	4	1	1	0	0	0	0	0	1	0	0	0	9	4
<i>4</i>	2	1	1	0	1	0	0	0	0	0	0	0	0	0	5	7
<i>5</i>	3	1	3	0	1	0	0	0	0	0	0	0	0	0	8	17
<i>6</i>	3	0	6	1	0	0	1	0	0	0	0	0	0	0	11	11
<i>7</i>	1	1	3	0	2	0	0	0	0	1	2	0	0	0	10	8
<i>8</i>	1	0	3	1	2	0	0	0	0	0	0	0	0	0	7	11
<i>9</i>	2	1	6	1	1	0	0	0	0	0	0	0	0	0	11	7
<i>10</i>	2	1	2	1	0	0	0	0	0	0	0	0	0	0	6	6
<i>11</i>	1	0	4	0	0	0	0	0	0	0	0	0	0	0	5	13
<i>12</i>	4	2	1	1	0	0	2	0	0	0	1	0	0	0	11	6
<i>Not Ident./Adj.</i>	12	3	7	12	3	2	0	0	1	1	0	0	0	0	41	26
Total - Enrolled in Non-Public School (K - 12)	34	13	47	22	15	3	7	0	1	2	7	0	0	0	151	151

TABLE 12
Children Enrolled in Non-Public School* (Grades K - 12)

Grade	<i>Countryside Montessori</i>	<i>OLPH</i>	<i>Christian Heritage</i>	<i>Saint Catherine</i>	<i>Sager Solomon Schechter</i>	<i>Loyola Academy</i>	<i>Science & Arts Academy</i>	<i>North Shore County Day</i>	<i>Crème de la Crème</i>	<i>Embers Academy</i>	<i>Rochelle Zell High School</i>	<i>Glenview New Church School</i>	<i>Children's Learning Path</i>	<i>Notre Dame</i>	<i>Willows</i>	<i>St. Norbert</i>	<i>Robert Knox Montessori</i>	<i>Paradise Academy</i>	<i>Open Arms</i>	<i>St. Davids</i>	<i>The Orme School of Arizona</i>	<i>Cove</i>	<i>Little Hands</i>	<i>Lake Forest</i>	<i>Not Ident./Adj.</i>	2019 Total	2018 Total
K	3	5	1	2	0	0	0	0	2	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	16	18
1	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	7	3
2	0	2	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	14
3	0	4	0	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	9	4
4	0	1	1	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	7
5	1	3	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	18
6	0	6	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11
7	2	5	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	9
8	0	7	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	11
9	0	1	1	0	0	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	8	8
10	0	1	1	0	0	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	7
11	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	13
12	0	1	0	0	0	7	0	0	0	0	1	0	0	1	2	0	0	0	0	0	1	0	0	0	0	13	6
Adj.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	22
Total	7	38	9	9	1	19	10	2	2	3	1	1	1	1	2	2	1	0	0	0	1	0	0	1	40	151	151

* Some Non-Public Schools change from year to year.



The Glen Redevelopment Project

Enrollment Characteristics for Children from the Glen

